

BRC Facility Site Study
Meeting Notes
08/11/2014

Present: Carter Terenzini, Donna Kuethe, Paul Punturieri, Celeste Burns, Chris Shipp, Frederick L. Matuszewski of CMK Architects P.A., Ed Jansury of Rist-Frost Shumway

Absent: Ken Bickford (with prior notification)

The meeting was called to order at 4:10 p.m.

Carter gave an overview of how we had ended the last meeting. We tasked the Consultant with developing two concept plans at Site 1A and Site 3. They were to use as much of Site 2 as possible in order maximize the amount of Site 3 not used in order so that it would be available in conjunction with the Village Vision. The SelectBoard had signed off on this. He then explained that in developing their concepts the Consultant had determined it actually had four site plans to present.

Ed gave an overview of the four concept plans as outlined in the package attached. From the original sites these were Sites 1A, Site 2, Site 2-3 blended, and Site 3. Ed said that as they had developed the plans he had taken a closer look at the soils as he and Fred didn't want to show the group concepts that might not work. He said that Site 1A was flatter and wetter than originally thought with the most developable portion being the North East Corner. He said that even with this concept could be wetland problems and it is a very "tight" site once he revisited it. He said that the septic system needed to be 1½ to 2 times the size of any other site and the site had a higher water table than the others. Bud Heinrich asked what the rough building size was and learned it was 29,000 ± square feet yet to be more fully developed.

Site 2 uses the Academy roadway and part of the bank (200') property. There is a primary power line along part of the Academy road which (although it's too early to tell) might need to be relocated. Fred M. said they tried to stay within Site 2 but it didn't work and there was a change in grade they needed to deal with.

Site 2-3 has the bulk of the parking on Site 2 which is some 350-400 feet from the building which is located on Site 3. This plan has more roadway thus more cost while septic and storm drainage are roughly equivalent to Site 2. Fred reinforced the distance the parking was from the building.

Site 3 building is located on SAU lands w/parking on SAU and Site 3 with an exit road to Route 25.

Paul was concerned with how severely constrained Site 1A was and with the distance the parking was separated from the building on Site 2-3. Celeste was concerned over the limitations on Site 1A. She continued that, while she understood Paul's thoughts about encouraging people to walk

she was concerned that people won't walk the distances shown on the Site 2-3 plan. She thought it looked like 60% of the parking was "off-site". Chris concurred that Site 1A was not great. He liked the Site 3 plan but had mixed feelings about the access road to Route 25. Carter pointed out that it might serve other uses on the site thus needing only one curb cut. Donna felt that Site 1A misses the facility contributing to the Village Vision and noted that Central School kids would need a good walking path to the other sites. Chris said that one thing he liked about the Site 2 plan was it is more of a complex.

Upon a polling of the group Site 1A was eliminated by unanimous consensus. Discussion then turned to Site 2-3 which was also eliminated by unanimous consensus. Fred pointed out that the Site 2-3 plan might have an access road on the west side of the Taylor Property. After further discussion it was determined by unanimous consent to move the Site 3 plan forward to the joint BoS/SAU meeting on 08/12. Paul and Celeste will present. Once the BoS/SAU decision is made Carter will circle back to Fred and Ed for open dates and get back to all.

Bud Heinrich asked how the septic was designed and learned it was done on a design calculation of 500 persons.

There being no further meeting the meeting was adjourned at 4:50 p.m.

[Note: Fred presented the rough order of magnitude site development costs after the meeting adjourned as he had forgotten them during the presentations.]

BRC FACILITY SITE STUDY

Moultonborough, NH

Draft

2014.07.24 **UPDATED 2014.08.08**

SITE 1A:

- Location – Parcel 66/16 (a portion of the Central School property)
bounded by 65/1, 66/12

This site, located along Route 25, Whittier Highway, is currently owned by the School District. As with the other three (to four) sites, it was walked and given a preliminary review by a working group of volunteers, CMK and RFS.

1. Size:

- a. Parcel 66/16 measures approximately 480'-0 along Whittier Highway, and is approximately 800'-0 deep; a total of approximately 384,000 sf., or approximately 8.8 acres.
- b. *This site was reviewed with a second walk-thru on 08/07. A preliminary walkthrough on July 10 consisted of a review of the site from its northern edge. The site is more flat than as depicted in the USGS topography. The entire area is a mix of uplands with wetland pockets, and marginal soil areas intermixed. There are several areas of concentrated that may be classified as intermittent streams. The area of development is limited to the 300 feet, or so, off the edge of the parking lot of the Central School. The facility is approximately 29,000 sq. ft. Parking should be designed for 100 cars. A storm water retention basin will be necessary. This development will likely saturate the available developable portion of the parcel. Septic will likely need to be located under the parking lot.*

2. Location:

- a. This parcel is located adjacent to the Central School. This is good as there are play fields immediately behind the school. Moultonborough Academy, with its play fields is a short walk away. The site is also on Whittier Highway at the edge of the village.
- b. The parcel can have a presence on the main street, but it is also within walking distance to playing fields

3. Access:

- a. This parcel is located right on Whittier Highway. Vehicular access would be immediately off the Highway. The investment in site access would be lower than some of the other sites considered. As this site is on the edge of the village, co-mingling of services- proximity to other establishments is "stretched a little".
- b. The investment in accessing this parcel should be lower than the others considered in this selection process.

4. Terrain/Soils:

- a. *This parcel is more flat than as depicted in the USGS topography. Witnessed on the July 10 walk were a series of very small wetlands along the northeast edge of the property. These wetlands are in addition to a mix of uplands and wetlands pockets, throughout the site. The soils may prove to be problematic to development, contrary to earlier reports.*

5. Cost:

- a. As this parcel is owned by the School District, there would be no cost incurred with acquisition. The cost of development should not be excessive, as the site abuts Whittier Highway for access, and the slope is addressable.
- b. There is no cost in acquisition.
- c. *The cost of the construction of the building can be budgeted at \$200 /sf, or \$5MM+. The cost of site development can be budgeted at.....*

6. Schedule of Use:

- a. This parcel can support Adult Programs that would be run concurrently with the school use. There is sufficient land to provide a site for the building, septic, well, circulation and parking.
- b. It appears the site can be developed to support parking for Adult Programs, run concurrent with the daytime school schedule.

SITE 1A:

- **Location – Parcel 66/16 (a portion of the Central School property)**
bounded by 65/1, 66/12
- **Zoning - Zone A/RA**
Zone A - Commercial – 500 feet from Route 25, south of Blake Road
Zone C – Commercial - 500 feet from Route 25, north of Blake Road
Zone RA – Residential/Agriculture – everywhere else
- **Flood Plain Development – No**
- **Wetland Resource Conservation Overlay – No Quite Possibly - YES**
Wetland Resources Conservation Overlay District – applies to wetlands greater than 20,000 square feet and wetlands of any size adjacent to a river, brook, lake or pond. 25' naturally vegetated buffer must be maintained.
50' setback for buildings, roads, etc. Some construction allowed with conditional use permit.
- **Groundwater Protection Ordinance – 2500 sf impervious triggers Storm water Management Plan by PE**
(Applies to all sites being looked at.)
Any commercial development with 2500 square feet or more than 15% impervious triggers a stormwater management plan prepared by a PE.
Planning Board can grant a Conditional Use Permit for any commercial development that proposes impervious area of 2500 square feet or more than 15% of the lot size.
- **Steep Slope Protection Ordinance (15%) – Not Applicable**
(Does not apply to all sites being looked at.)
Applies to any disturbance greater than 20,000 square feet of 15% or greater slopes.
- **Allowed Use (Recreation Indoor) – Per Zone A- Permitted**
Per Zone RA – Special Exception
Zone A – Permitted
Zone C – Special Exception
Zone RA – Special Exception

- **Setbacks – Zone A; RA**
 50'- 0 Front for Zone A; 50'-0 Front for Zone RA
 25'- 0 Side for Zone A; 50'- 0 Side for Zone RA
 25'- 0 Rear for Zone A; 50'- 0 Rear for Zone RA
- **Building Height – 32'-0**
- **Lot Coverage – 50%**
- **Min. Lot Size (Town) – 40,000 sf**
- **Min. Lot Size (State) – Q/2000 x 1.6 A/B; Q/2000 x 1.76 C**
- **Soil Type – 559B Skerry; 647B Pillsbury**
 57B Becket fine sandy loam, 3-8% slopes, very stony
 57C Becket fine sandy loam, 8-15% slopes, very stony
 559B Skerry fine sandy loam, 3-8% slopes, very stony
 647B Pillsbury fine sandy loam, 3-8% slopes, very stony
- **Hydrologic Soil Group (Septic) – Group 3**
 Categories of soil drainage capabilities
 57B, 57C, & 559B are Group 3 – considered moderately well drained
 647B is Group 5 – considered poorly drained (not allowed to be used when calculating
 minimum lot size for sewage loading)
- **Soil (Septic) – Group 3**
- **Wetlands - Visual Inspection...50'-0 Setback**
 Wetlands – (NWI) National Wetland Inventory – Shaded areas shown are from the
 Moultonborough GIS database.
- **Slopes – 3-8%**
- **Building Footprint – 26,000+ sf- 2 story (built-out); ~35,000 sf- 1 story (built-out)**
 Building Footprint – Zone C restricts building footprint to 6000 square feet, 12,000 square
 feet by special exception. Anything above that would require a variance.
- **Discoveries Upon Second Walk-thru, 2014.08.07**
 The site is more flat than as depicted in the USGS topography. The entire area is a mix of
 uplands with wetland pockets, and marginal soil areas intermixed. There were
 several areas of concentrated runoff that may be classified as intermittent streams.



RFS
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SITE 1A CONCEPTUAL PLAN
 BRC Facility Site Study
 Moultonborough, NH
 April 1, 2014



BRC FACILITY SITE STUDY

Moultonborough, NH

Draft

2014.07.24 **UPDATED 2014.08.08**

SITE 2:

- Location – Parcel 66/2, 3, 4 (a portion of Moultonborough Academy)
bounded by 66/1, 52/17, 52/16, 52/15, 66/13 (privately owned);
66/7 (MA); 66/5 (privately owned).

This site, located along the access drive to Moultonborough Academy has a distinctive “hourglass” shape to its bounds. It is a collection of three parcels that follow the course of the driveway to the Academy. As with the other three (to four) sites it was walked along its southern edge, and given a preliminary review by a working group of volunteers, CMK and RFS.

1. Size:

- a. Parcel 66/2 measures approximately 750'-0 long, and consists of two lobes, one 175'-0 wide, the other 250'-0 wide; a total of approximately 110,000 sf., or approximately 2.5+ acres.
- b. *The footprint of the proposed design of a one story facility does not fit on any one of the two lobes. While the western lobe can contain some parking, the eastern lobe can (almost) accommodate the building. In designing the site – building placement, circulation, parking, consideration was given to approaching the Bank to acquire a portion of the hay field behind the Bank's developed site to accept a small portion of the building footprint, as well as access, circulation and parking. As the east lobe and the Bank's property is at a higher elevation than the adjacent Academy property, a drive to accept the change in elevation would be located on Academy property, as well as Bank property. Perimeter access to the building will be a requirement by of the Fire Department. The location of the building to property lines will limit Fire Department access to three sides of the building – acceptable, while not ideal. There is a buried electrical feed to the Academy that runs along side the entrance drive. Site work within this area must consider the impact to relocation or disturbance of any kind to this underground utility.*
- c. This parcel, while ideally located, adjacent to both the Central School and Moultonborough Academy is the smallest of those being considered. While it appears to satisfy most criteria of selection, its shape limits its development and expansion capabilities. The site is mostly flat, which is an asset to its development

2. Location:
 - a. This parcel is located adjacent to both the Central School and Moultonborough Academy parcels. This is beneficial as there are play fields immediately behind the Central School and adjacent to the Moultonborough Academy, with its play fields just a short walk away.
 - b. The parcel is close to both schools for access to playing fields, but is limited to future expansion.
3. Access:
 - a. This parcel is located along the entry drive to the Moultonborough Academy, and thus easily accessible.
4. Terrain/Soils:
 - a. This parcel has a low-sloping terrain. The site drops approximately 15'-0, over its width of 200'-0 to 250'-0, a 6% slope. While this site is not exactly flat, the slope does not present an insurmountable challenge.
 - b. The soils are of good quality and well drained. The slope is very "workable".
5. Cost:
 - a. As this parcel is owned by the School District, there would not be a cost incurred with acquisition. The cost of development should not be excessive.
 - b. There is only the cost of development.
 - c. *The cost of the construction of the building can be budgeted at \$200 / sf, or \$5MM+. The cost of site development can be budgeted at.....*
6. Schedule of Use:
 - a. This parcel can lend support for Adult Programs that would be run concurrently with the school use.
 - b. *The site has been developed to accommodate 100 cars.*
 - c. It appears the site can be developed to support parking for Adult Programs, run concurrent with the daytime school schedule.

BRC FACILITY SITE STUDY

Moultonborough, NH

Draft

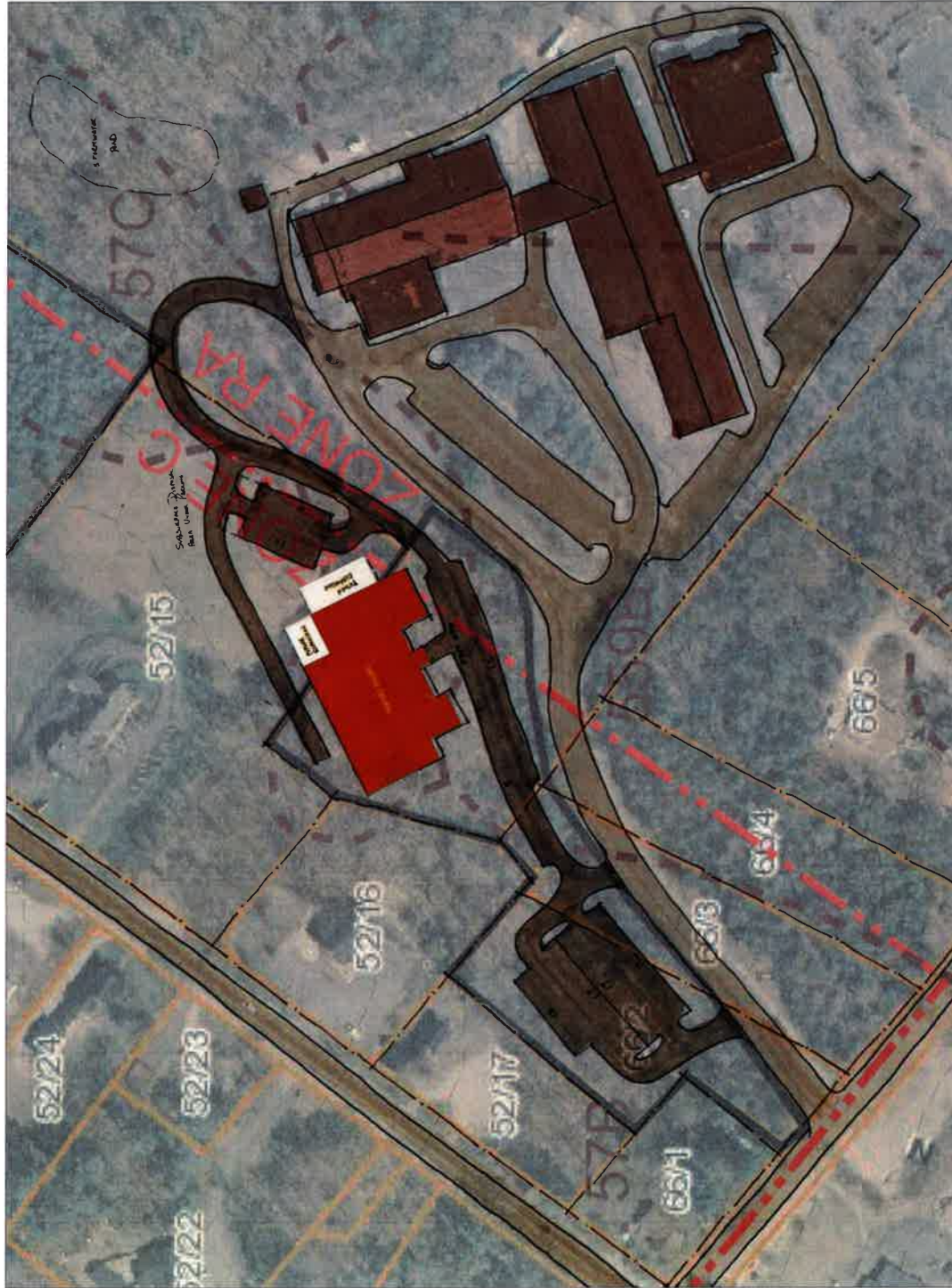
2014.07.24 **UPDATED 2014.08.08**

SITE 2:

- **Location – Parcel 66/2, 3, 4 (a portion of Moultonborough Academy)**
bounded by 66/1, 52/17, 52/16, 52/15 (privately owned), 66/7 (MA), 66/5 (privately owned).
- **Zoning - Zone C/RA**
Zone A - Commercial – 500 feet from Route 25, south of Blake Road
Zone C – Commercial - 500 feet from Route 25, north of Blake Road
Zone RA – Residential/Agriculture – everywhere else
- **Flood Plain Development – No**
- **Wetland Resource Conservation Overlay – No**
Wetland Resources Conservation Overlay District – applies to wetlands greater than 20,000 square feet and wetlands of any size adjacent to a river, brook, lake or pond. 25' naturally vegetated buffer must be maintained.
50' setback for buildings, roads, etc. Some construction allowed with conditional use permit.
- **Groundwater Protection Ordinance – 2500 sf impervious triggers Storm water Management Plan by PE**
(Applies to all sites being looked at.)
Any commercial development with 2500 square feet or more than 15% impervious triggers a stormwater management plan prepared by a PE.
Planning Board can grant a Conditional Use Permit for any commercial development that proposes impervious area of 2500 square feet or more than 15% of the lot size.
- **Steep Slope Protection Ordinance (15%) – Not Applicable**
(Does not apply to all sites being looked at.)
Applies to any disturbance greater than 20,000 square feet of 15% or greater slopes.
- **Allowed Use (Recreation Indoor) – Per Zone C & RA- Special Exception**
Zone A – Permitted
Zone C – Special Exception
Zone RA – Special Exception
- **Setbacks – Zone C; RA**
25'- 0 Front for Zone C; 50'-0 Front for Zone RA
10'- 0 Side for Zone C; 50'- 0 Side for Zone RA

10'- 0 Rear for Zone C; 50'- 0 Rear for Zone RA

- **Building Height – 32'-0**
- **Lot Coverage – 65% (Zone C); 50% (Zone RA)**
- **Min. Lot Size (Town) – 40,000 sf**
- **Min. Lot Size (State) – $Q/2000 \times 1.6$ A/B; $Q/2000 \times 1.76$ C**
- **Soil Type – 559B Skerry; 57B Becket**
 - 57B Becket fine sandy loam, 3-8% slopes, very stony*
 - 57C Becket fine sandy loam, 8-15% slopes, very stony*
 - 559B Skerry fine sandy loam, 3-8% slopes, very stony*
 - 647B Pillsbury fine sandy loam, 3-8% slopes, very stony*
- **Hydrologic Soil Group (Septic) – Group 3**
 - Categories of soil drainage capabilities*
 - 57B, 57C, & 559B are Group 3 – considered moderately well drained*
 - 647B is Group 5 – considered poorly drained (not allowed to be used when calculating minimum lot size for sewage loading)*
- **Soil (Septic) – Group 3**
- **Wetlands – No**
 - Wetlands – (NWI) National Wetland Inventory – Shaded areas shown are from the Moultonborough GIS database.*
- **Slopes – 3-8%**
- **Building Footprint – 26,000+ sf- 2 story (built-out); ~35,000 sf- 1 story (built-out)**
 - Building Footprint – Zone C restricts building footprint to 6000 square feet, 12,000 square feet by special exception. Anything above that would require a variance.*
- **Discoveries Upon Second Walk-thru, 2014.08.07**
 - Site 2 has a buried electrical feed to Moultonborough Academy that runs alongside the entrance drive. Site work within this area must consider the impact to relocation, or burying this underground utility.*



OK

BRC FACILITY SITE STUDY

Moultonborough, NH

Draft

2014.08.08 **BLENDING OF SITES**

SITE 2-3:

- Site 2 Location – Parcel 66/2, 3, 4 (a portion of Moultonborough Academy) bounded by 66/1, 52/17, 52/16, 52/15, 66/13 (privately owned); 66/7 (MA); 66/5 (privately owned).
- Site 3 Location – Parcel 52/14 (Adele Taylor Property – Town-owned) bounded by 52/15, 52/13, 66/7 (Moultonborough Academy

Site 2, located along the access drive to Moultonborough Academy has a distinctive “hourglass” shape to its bounds. It is a collection of three parcels that follow the course of the driveway to the Academy. As with the other three (to four) sites it was walked along its southern edge, and given a preliminary review by a working group of volunteers, CMK and RFS.

Site 3, located along Route 25, Whittier Highway, is currently owned by the Town. As with the other three (to four) sites it was walked along its southern edge, and given a preliminary review by a working group of volunteers, CMK and RFS.

1. Size:

- a. Parcel 66/2 measures approximately 750'-0 long, and consists of two lobes, one 175'-0 wide, the other 250'-0 wide; a total of approximately 110,000 sf., or approximately 2.5+ acres.
- b. Parcel 52/14 measures approximately 350'-0 long, along Rt. 25, and 450'-0 long along the rear of the site, and approximately 475'-0 deep; a total of approximately 196,250 sf., or approximately 4.5 acres.
- c. These parcels, located adjacent to both the Central School and Moultonborough Academy appear to satisfy most criteria of selection, and when considered together, they exhibit expansion capabilities. Both these sites are mostly flat, which is an asset to its development

2. Location:

- a. These parcels are located immediately adjacent to the Moultonborough Academy parcel, and nearby the Central School parcel. This is beneficial as there are play fields adjacent to the Moultonborough Academy and immediately behind the Central School, just a short walk away.
- b. These parcels are close to both schools for access to playing fields. Site 3 is also on Whittier Highway, near the center of the village.
- c. These parcels are close to both schools for access to playing fields, and carry the potential of future expansion.

3. Access:

- a. The Site 2 parcel is located along the entry drive to the Moultonborough Academy, and thus easily accessible.
- b. The Site 3 parcel is located along Whittier Highway, in the village center.
- c. As Site 3 is in the center of the village, co-mingling of services- proximity to other establishments is considered an asset. As the site is relatively flat, it is easily accessible from the main street. The site could also be accessible from Moultonborough Academy, by a through-driveway.
- d. Site 2, adjacent to the entrance drive of the Academy provides additional access, or egress, as well as parking to the facility.
- e. There is an underground electrical feed to the Academy which runs along the entrance drive that requires consideration when developing the site

4. Terrain/Soils:

- a. Site 2 has a low-sloping terrain. The site drops approximately 15'-0, over its width of 200'-0 to 250'-0, a 6% slope. While this site is not exactly flat, the slope does not present an insurmountable challenge.
- b. Site 3 is somewhat flat, with a low-sloping terrain along the side and rear of the property. The site drops approximately 15'-0, over its rear portion of 250'-0, a 6% slope. This slope must be considered when placing the building and pavement, so as to minimize cutting and filling, terracing for access to the building.
- c. The soils are of good quality and well drained. The slope is very "workable".

5. Cost:

- a. As this parcel is owned by the School District, there would not be a cost incurred with acquisition. The cost of development should not be excessive.
- b. There is only the cost of development.
- c. *The cost of the construction of the building can be budgeted at \$200 / sf, or \$5MM+. The cost of site development can be budgeted at.....*

6. Schedule of Use:

- a. These parcels can lend support for Adult Programs that would be run concurrently with the school use. However, it should be noted that 60% of the parking, located at Site 2, is approximately 350'-0 away from the building.
- b. It appears the site can be developed to support parking for Adult Programs, run concurrent with the daytime school schedule.

BRC FACILITY SITE STUDY

Moultonborough, NH

Draft

2014.08.08 **BLENDING OF SITES**

SITE 2-3:

- **This proposal is a response to a request to review the possibilities of blending two sites- 2 and 3 to allow minimum site development on Site 3, while taking advantage of available land on Site 2 for parking. The distance between the two sites is approximately 350'-0.**
- **Location – Parcel 66/2, 3, 4 (a portion of Moultonborough Academy)**
bounded by 66/1, 52/17, 52/16, 52/15 (privately owned), 66/7 (MA), 66/5 (privately owned).
- **Location – Parcel 52/14 (Adele Taylor Property – Town-owned)**
bounded by 52/15, 52/13, 66/7 (Moultonborough Academy)
- **Zoning - Zone C/RA**
Zone A - Commercial – 500 feet from Route 25, south of Blake Road
Zone C – Commercial - 500 feet from Route 25, north of Blake Road
Zone RA – Residential/Agriculture – everywhere else
- **Flood Plain Development – No**
- **Wetland Resource Conservation Overlay – No**
Wetland Resources Conservation Overlay District – applies to wetlands greater than 20,000 square feet and wetlands of any size adjacent to a river, brook, lake or pond. 25' naturally vegetated buffer must be maintained.
50' setback for buildings, roads, etc. Some construction allowed with conditional use permit.
- **Groundwater Protection Ordinance – 2500 sf impervious triggers Storm water Management Plan by PE**
(Applies to all sites being looked at.)
Any commercial development with 2500 square feet or more than 15% impervious triggers a stormwater management plan prepared by a PE.
Planning Board can grant a Conditional Use Permit for any commercial development that proposes impervious area of 2500 square feet or more than 15% of the lot size.
- **Steep Slope Protection Ordinance (15%) – Not Applicable**
(Does not apply to all sites being looked at.)
Applies to any disturbance greater than 20,000 square feet of 15% or greater slopes.

- **Allowed Use (Recreation Indoor) – Per Zone C & RA- Special Exception**
Zone A – Permitted
Zone C – Special Exception
Zone RA – Special Exception
- **Setbacks – Zone C; RA**
25'- 0 Front for Zone C; 50'-0 Front for Zone RA
10'- 0 Side for Zone C; 50'- 0 Side for Zone RA
10'- 0 Rear for Zone C; 50'- 0 Rear for Zone RA
- **Building Height – 32'-0**
- **Lot Coverage – 65% (Zone C); 50% (Zone RA)**
- **Min. Lot Size (Town) – 40,000 sf**
- **Min. Lot Size (State) – $Q/2000 \times 1.6$ A/B; $Q/2000 \times 1.76$ C**
- **Soil Type – 559B Skerry; 57B Becket -Site 2**
- **Soil Type – 57B Becket; 57C Becket –Site 3**
57B Becket fine sandy loam, 3-8% slopes, very stony
57C Becket fine sandy loam, 8-15% slopes, very stony
559B Skerry fine sandy loam, 3-8% slopes, very stony
647B Pillsbury fine sandy loam, 3-8% slopes, very stony
- **Hydrologic Soil Group (Septic) – Group 3**
Categories of soil drainage capabilities
57B, 57C, & 559B are Group 3 – considered moderately well drained
647B is Group 5 – considered poorly drained (not allowed to be used when calculating minimum lot size for sewage loading)
- **Soil (Septic) – Group 3**
- **Wetlands – No**
Wetlands – (NWI) National Wetland Inventory – Shaded areas shown are from the Moultonborough GIS database.
- **Slopes – 3-8% -Site 2; 3-15% -Site 3**
- **Building Footprint – 26,000+ sf- 2 story (built-out); ~35,000 sf- 1 story (built-out)**
Building Footprint – Zone C restricts building footprint to 6000 square feet, 12,000 square feet by special exception. Anything above that would require a variance.



SITE 2-3 CONCEPTUAL PLAN
BRC Facility Site Study
Methuenborough, NH
August 11, 2015

BRC FACILITY SITE STUDY

Moultonborough, NH

Draft

2014.07.24 **UPDATED 2014.08.08**

SITE 3:

- Location – Parcel 52/14 (Adele Taylor Property – Town-owned) bounded by 52/15, 52/13, 66/7 (Moultonborough Academy

This site, located along Route 25, Whittier Highway, is currently owned by the Town. As with the other three (to four) sites it was walked along its southern edge, and given a preliminary review by a working group of volunteers, CMK and RFS.

1. Size:

- a. Parcel 52/14 measures approximately 350'-0 long, along Rt. 25, and 450'-0 long along the rear of the site, and approximately 475'-0 deep; a total of approximately 196,250 sf., or approximately 4.5 acres. The parcel is of a size that could support development of a facility.
- b. *Development of this parcel was given substantial consideration. –Should the new facility be located near the highway, or should it be located at the rear of the site to allow further development of the site, adjacent to the highway? The course taken by the design team was to place the facility at the rear of the site, and to take advantage of a small portion of the Academy property. In a proposed design solution, the building is located on Academy property, while the Adele Taylor property is used for some parking, along with an access road to the highway. This development links the new facility to the village center, but retains substantial future development options for most of the Adele Taylor property.*
- c. *This parcel, ideally located, adjacent to Moultonborough Academy, makes optimum use of the Adele Taylor property by locating most of the site development on Academy property.*

2. Location:

- a. This parcel is located immediately adjacent to the Moultonborough Academy parcel, and nearby the Central School parcel. This is beneficial as there are play fields adjacent to the Moultonborough Academy and immediately behind the Central School, just a short walk away.
- b. The parcel is close to both schools for access to playing fields. The site is also on Whittier Highway, near the center of the village.

3. Access:

- a. This parcel is located along Whittier Highway, in the village center. The investment in site access would be lower than some of the other sites considered. As this site is in the center of the village, co-mingling of services-proximity to other establishments is considered an asset. As the site is relatively flat, it is easily accessible from the main street. The site could also be accessible from Moultonborough Academy, by a through-driveway.

- b. The investment in accessing this parcel may likely be the lowest of all the parcels being considered.

4. Terrain/Soils:

- a. This parcel is somewhat flat, with a low-sloping terrain along the side and rear of the property. The site drops approximately 15'-0, over its rear portion of 250'-0, a 6% slope. While this site is not exactly flat, the slope does not present an insurmountable challenge.
- b. The soils are of good quality and well drained. The slope is very "workable".

5. Cost:

- a. As this parcel is owned by the Town, there would not be a cost incurred with acquisition. The cost of development should not be excessive.
- b. There is only the cost of development.
- c. *The cost of the construction of the building can be budgeted at \$200 / sf, or \$5MM+. The cost of site development can be budgeted at.....*

6. Schedule of Use:

- a. This parcel can lend support for Adult Programs that would be run concurrently with the school use. It appears the site could support parking for programs.
- b. It appears the site can be developed to support parking for Adult Programs, run concurrent with the daytime school schedule.

BRC FACILITY SITE STUDY

Moultonborough, NH

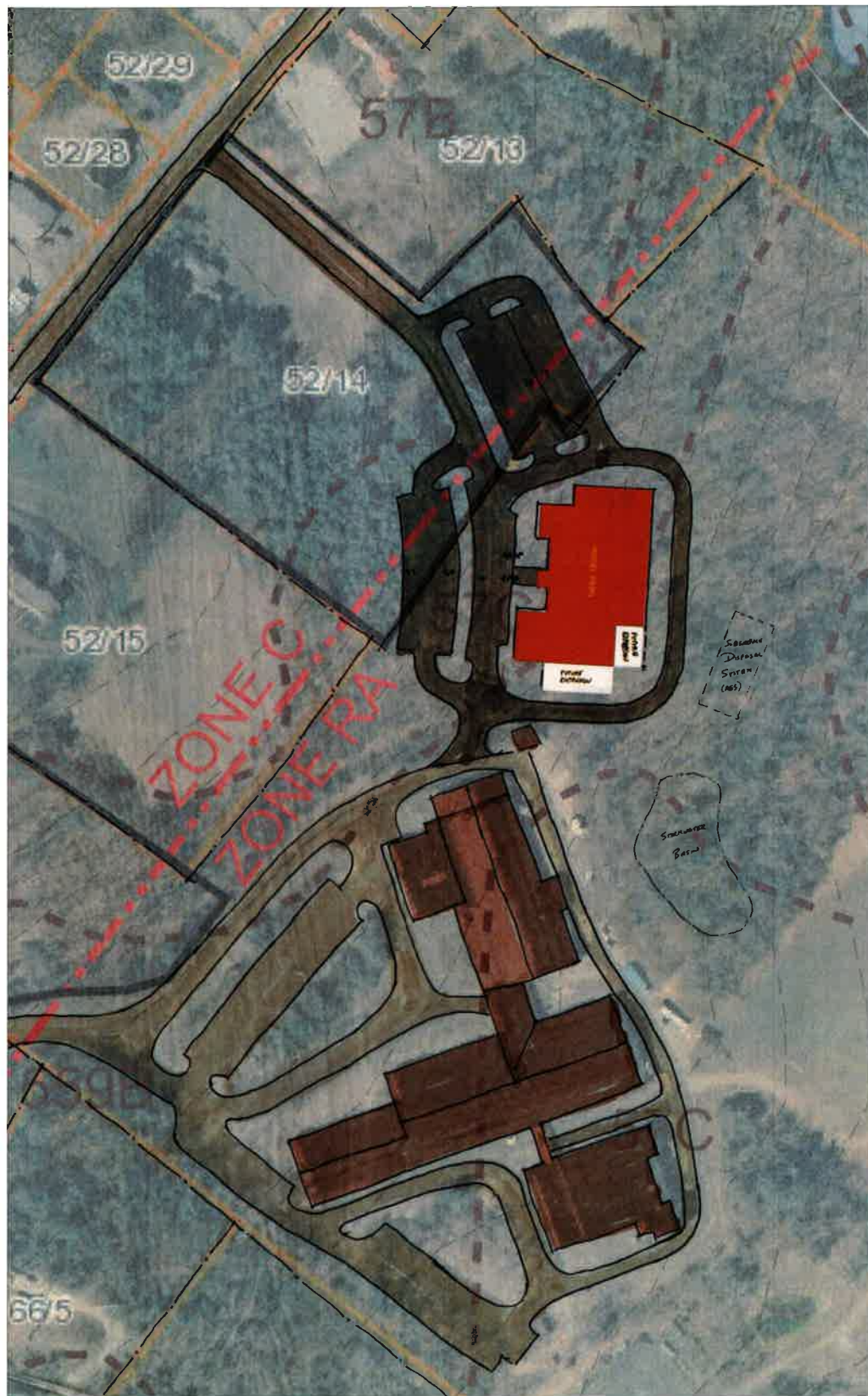
Draft

2014.07.24 **UPDATED 2014.08.08**

SITE 3:

- **Location – Parcel 52/14 (Adele Taylor Property – Town-owned)**
bounded by 52/15, 52/13, 66/7 (Moultonborough Academy)
- **Zoning - Zone C/RA**
Zone A - Commercial – 500 feet from Route 25, south of Blake Road
Zone C – Commercial - 500 feet from Route 25, north of Blake Road
Zone RA – Residential/Agriculture – everywhere else
- **Flood Plain Development – No**
- **Wetland Resource Conservation Overlay – No**
Wetland Resources Conservation Overlay District – applies to wetlands greater than 20,000 square feet and wetlands of any size adjacent to a river, brook, lake or pond. 25' naturally vegetated buffer must be maintained.
50' setback for buildings, roads, etc. Some construction allowed with conditional use permit.
- **Groundwater Protection Ordinance – 2500 sf impervious triggers Storm water Management Plan by PE**
(Applies to all sites being looked at.)
Any commercial development with 2500 square feet or more than 15% impervious triggers a stormwater management plan prepared by a PE.
Planning Board can grant a Conditional Use Permit for any commercial development that proposes impervious area of 2500 square feet or more than 15% of the lot size.
- **Steep Slope Protection Ordinance (15%) – Not Applicable**
(Does not apply to all sites being looked at.)
Applies to any disturbance greater than 20,000 square feet of 15% or greater slopes.
- **Allowed Use (Recreation Indoor) – Per Zone C & RA- Special Exception**
Zone A – Permitted
Zone C – Special Exception
Zone RA – Special Exception
- **Setbacks – Zone C; RA**
25'- 0 Front for Zone C; 50'-0 Front for Zone RA
10'- 0 Side for Zone C; 50'- 0 Side for Zone RA
10'- 0 Rear for Zone C; 50'- 0 Rear for Zone RA

- **Building Height – 32'-0**
- **Lot Coverage – 65% (Zone C); 50% (Zone RA)**
- **Min. Lot Size (Town) – 40,000 sf**
- **Min. Lot Size (State) – $Q/2000 \times 1.6$ A/B; $Q/2000 \times 1.76$ C**
- **Soil Type – 57B Becket; 57C Becket**
 - 57B Becket fine sandy loam, 3-8% slopes, very stony*
 - 57C Becket fine sandy loam, 8-15% slopes, very stony*
 - 559B Skerry fine sandy loam, 3-8% slopes, very stony*
 - 647B Pillsbury fine sandy loam, 3-8% slopes, very stony*
- **Hydrologic Soil Group (Septic) – Group 3**
 - Categories of soil drainage capabilities*
 - 57B, 57C, & 559B are Group 3 – considered moderately well drained*
 - 647B is Group 5 – considered poorly drained (not allowed to be used when calculating minimum lot size for sewage loading)*
- **Soil (Septic) – Group 3**
- **Wetlands – No**
 - Wetlands – (NWI) National Wetland Inventory – Shaded areas shown are from the Moultonborough GIS database.*
- **Slopes – 3-15%**
- **Building Footprint – 26,000+ sf- 2 story (built-out); ~35,000 sf- 1 story (built-out)**
 - Building Footprint – Zone C restricts building footprint to 6000 square feet, 12,000 square feet by special exception. Anything above that would require a variance.*
- **Discoveries Upon Second Walk-thru, 2014.08.08**
 - There were no "discoveries" at this second walk-thru of Site 3. The soils appear to be well-drained and the over-all slope of the site allows it to accommodate development.*

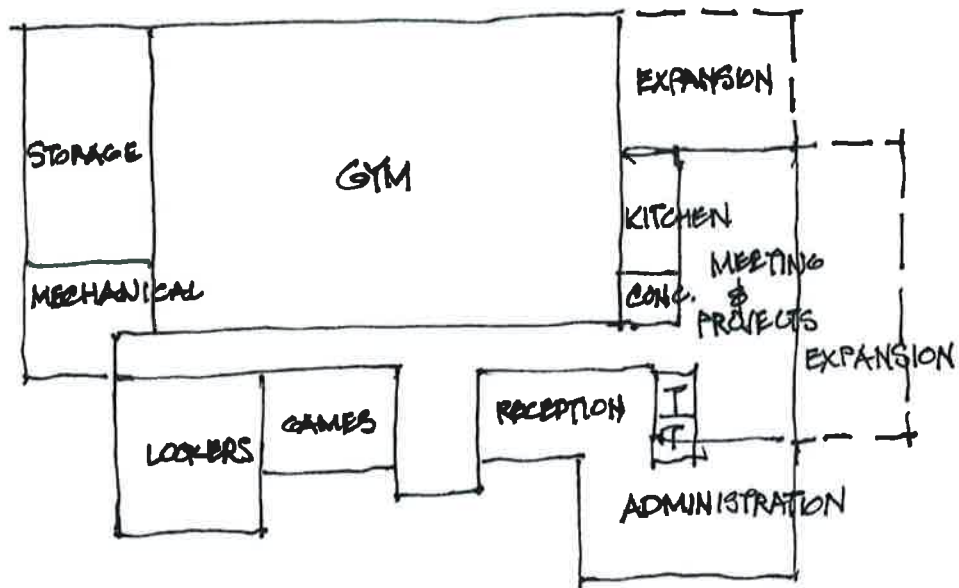


SITE 3 CONCEPTUAL PLAN
BRC Facility Site Study
Moultonborough, NH
August 11, 2014

RFS
Engineering
Site Plan Design
Engineering, P.E.
Landscape Architecture
Professional Seal
www.rfsengineering.com

Site Cost Comparison

Item No.	Description	Site 1A	Site 2	Site 2-3	Site 3
1.	Site Work	\$ 75,000.00	\$ 40,000.00	\$ 50,000.00	\$ 40,000.00
2.	Roads & Parking	340,000.00	380,000.00	460,000.00	380,000.00
3.	Stormwater	150,000.00	160,000.00	185,000.00	160,000.00
4.	Sewage	60,000.00	50,000.00	50,000.00	40,000.00
	Subtotal	\$ 625,000.00	\$ 630,000.00	\$ 745,000.00	\$ 620,000.00
	Contingency +20%	\$ 125,000.00	\$ 126,000.00	\$ 149,000.00	\$ 124,000.00
		750,000	756,000	894,000	744,000



BUILDING 'PROGRAM PLAN'

